179.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	709,500 /	709,500
USE VALUE:	709,500 /	709,500
ASSESSED:	709,500 /	709,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMICHAEL RAYMOND T--ETAL
Owner 2:	CARMICHAEL THERESA P
Owner 3:	
Street 1:	255 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	320,300	700	388,500	709,500
Total Card	0.103	320,300	700	388,500	709,500
Total Parcel	0.103	320,300	700	388,500	709,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.34 | /Parcel: 418.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121255
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,300	700	4,500.	388,500	709,500		Year end	12/23/2021
2021	101	FV	311,100	700	4,500.	388,500	700,300		Year End Roll	12/10/2020
2020	101	FV	311,100	700	4,500.	388,500	700,300	700,300	Year End Roll	12/18/2019
2019	101	FV	240,700	800	4,500.	383,000	624,500	624,500	Year End Roll	1/3/2019
2018	101	FV	242,700	800	4,500.	294,100	537,600	537,600	Year End Roll	12/20/2017
2017	101	FV	242,700	800	4,500.	277,500	521,000	521,000	Year End Roll	1/3/2017
2016	101	FV	242,700	800	4,500.	255,300	498,800	498,800	Year End	1/4/2016
2015	101	FV	237,800	800	4,500.	238,700	477,300	477,300	Year End Roll	12/11/2014

!14053!

PRINT

Date	Time
12/30/21	18:15:11

LAST REV

Date	Time
08/10/18	11:34:05
apro	

TAX DISTRICT | PAT ACCT. 14053

USER DEFINED

Prior Id # 1:	121255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21546-208		11/1/1991		192,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	BS	Barbara S
4/27/2009	Inspected	189	PATRIOT
10/21/2008	Missed Appt.	189	PATRIOT
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.26910377
Const Adj.:	0.99989998
Adj $ / SQ:	177.657
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429321
Depreciation:	109047
Depreciated Total:	320273

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

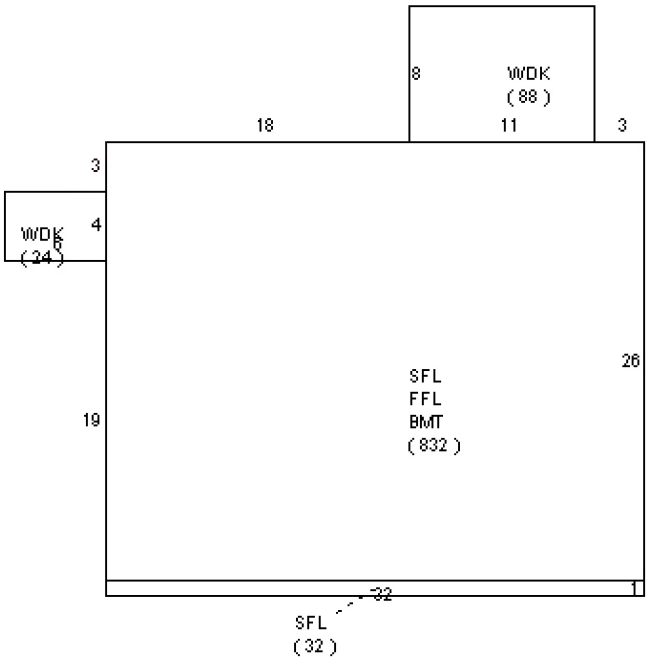
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.66
Special Features:	0	Val/Su Net:	121.33
Final Total:	320300	Val/Su SzAd	188.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	864	177.660	153,495
BMT	Basement	832	53.300	44,343
FFL	First Floor	832	177.660	147,810
WDK	Deck	112	14.930	1,672

Net Sketched Area:	2,640			Total:	347,320
Size Ad	1696	Gross Area	2640	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	16X18	A	AV	1982	3.55	T	29.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700